

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49139

8/10

Property Information

property address: 1309 S COLLEGE AVE
legal description: WINTER, BLOCK 4, LOT 1,2,3 (PT OF)
owner name/address: BIGLEY, JOHN R
1309 S COLLEGE AVE
BRYAN, TX 77801-1210
full business name: Bryan Muffler & Performance
land use category: Indust. type of business: Auto Shop/Repair
current zoning: SC-B occupancy status: occup
lot area (square feet): 10315 frontage along Texas Avenue (feet): NA
lot depth (feet): 160 sq. footage of building: 4500
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
NO NO NO 85

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): metal
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) adjoining fence to property R49145
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☒ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) NO

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

